142.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,132,000 / 1,132,000
					USE VALUE:	1,132,000 / 1,132,000
					ASSESSED:	1,132,000 / 1,132,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAULO ELLEN M
Owner 2:	CONROY ELIZABETH M
Owner 3:	
Street 1:	56-58 NEWPORT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,700 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3328 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4700.000	678,100	5,100	448,800	1,132,000
Total Card	0.108	678,100	5,100	448,800	1,132,000
Total Parcel	0.108	678,100	5,100	448,800	1,132,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.14 | /Parcel: 340.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91741
GIS Ref:
GIS Ref:
Insp Date: 01/26/18

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	678,200	5100	4,700.	448,800	1,132,100	1,132,100	Year End Roll	12/18/2019
2019	104	FV	491,600	5100	4,700.	420,800	917,500	917,500	Year End Roll	1/3/2019
2018	104	FV	493,700	5100	4,700.	347,800	846,600	846,600	Year End Roll	12/20/2017
2017	104	FV	464,100	5100	4,700.	319,800	789,000	789,000	Year End Roll	1/3/2017
2016	104	FV	464,100	5100	4,700.	291,700	760,900	760,900	Year End	1/4/2016
2015	104	FV	415,400	5100	4,700.	286,100	706,600	706,600	Year End Roll	12/11/2014
2014	104	FV	415,400	5100	4,700.	265,900	686,400	686,400	Year End Roll	12/16/2013
2013	104	FV	431,500	5100	4,700.	253,000	689,600	689,600		12/13/2012

!11002!

PRINT

Date	Time
12/11/20	01:13:18

LAST REV

Date	Time
03/26/18	12:06:32

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCLUSKEY CAROL	27262-113		5/1/1997		271,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2017	433	Re-Roof	10,495	C				
6/22/2006	506	Porch	12,750			G7	GR FY07	REMOVE EXISTG OFP
6/1/2003	408	Add Bath	42,000	C		G6	GR FY06	RAISE BACK ROOF, 3
8/17/1999	531	Alterati	1,000					INSTALL NEW DOOR
8/16/1999	526	Redo Kit	5,000					REMODEL KITCHEN
7/1/1999	391	Porch	1,800					REPAIR PORCH
3/26/1998	151	Redo Kit	3,600					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
1/26/2018	Inspected	PH	Patrick H
12/15/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	336	PATRIOT
8/22/2005	Inspected	BR	B Rossignol
4/21/2000	Inspected	263	PATRIOT
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91741
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4700		Sq. Ft.	Site		0	80.	1.19	9									448,801						448,800	

Total AC/HA: 0.10790 | Total SF/SM: 4700 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 448,801 | Spl Credit | Total: 448,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96550477
Const Adj.:	0.98980200
Adj $ / SQ:	162.462
Other Features:	148500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	760228
Depreciation:	82105
Depreciated Total:	678123

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

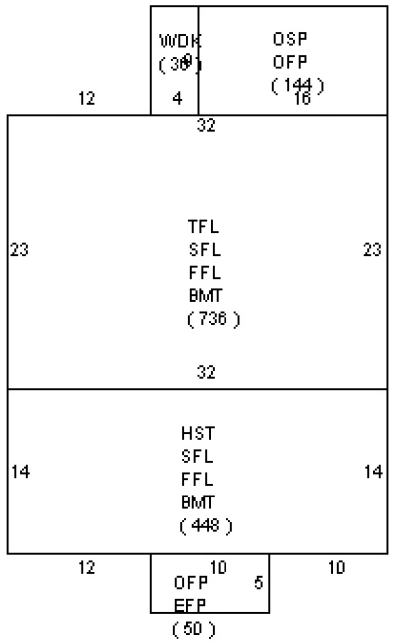
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	162.46
Special Features:	0	Val/Su Net:	137.38
Final Total:	678100	Val/Su SzAd	203.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,184	48.740	57,706
FFL	First Floor	1,184	162.460	192,355
SFL	Second Floor	1,184	162.460	192,355
TFL	Third Floor	736	162.460	119,572
HST	Half Story	224	162.460	36,391
OFP	Open Porch	194	24.750	4,802
OSP	Screen Porch	144	30.440	4,383
EFP	Enclos Porch	50	71.860	3,593
	Net Sketched Area:	4,936	Total:	611,727
Size Ad	3328	Gross Are	5160	FinArea 3328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1957	21.25	T	40	104			5,100			5,100

More: N | Total Yard Items: 5,100 | Total Special Featues: | Total: 5,100